150.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,600 / 669,600
					USE VALUE:	669,600 / 669,600
					ASSESSED:	669,600 / 669,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHAO JIE
Owner 2:	VON ZABERN MARKUS
Owner 3:	
Street 1:	137 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARVIN NANCY S -
Owner 2:	-
Street 1:	137 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1285 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	221,300		448,300	669,600
Total Card	0.107	221,300		448,300	669,600
Total Parcel	0.107	221,300		448,300	669,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.19 | /Parcel: 521.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98664
GIS Ref
GIS Ref
Insp Date 03/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,300	0	4,680.	448,300	669,600	669,600	Year End Roll	12/18/2019
2019	101	FV	189,100	0	4,680.	420,300	609,400	609,400	Year End Roll	1/3/2019
2018	101	FV	166,400	0	4,680.	347,400	513,800	513,800	Year End Roll	12/20/2017
2017	101	FV	166,400	0	4,680.	319,400	485,800	485,800	Year End Roll	1/3/2017
2016	101	FV	166,400	0	4,680.	291,400	457,800	457,800	Year End	1/4/2016
2015	101	FV	155,400	0	4,680.	285,800	441,200	441,200	Year End Roll	12/11/2014
2014	101	FV	155,400	0	4,680.	265,600	421,000	421,000	Year End Roll	12/16/2013
2013	101	FV	155,400	0	4,680.	252,700	408,100	408,100		12/13/2012

!11702!

PRINT

Date	Time
12/11/20	01:50:31

LAST REV

Date	Time
04/18/18	13:48:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARVIN NANCY S	50156-387		9/27/2007		452,000	No	No		
LUNDQUIST ANNA	27801-233		10/24/1997		207,750	No	No		Y

USER DEFINED

Prior Id # 1:	98664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1526	Redo Kit	10,500					
10/6/2010	2101	Manual	2,500					GAR TO STUDIO

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2018	Inspected	CC	Chris C
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/22/2008	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
3/25/2000	Inspected	201	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,322 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PLUM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320692
Depreciation:	99414
Depreciated Total:	221277

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

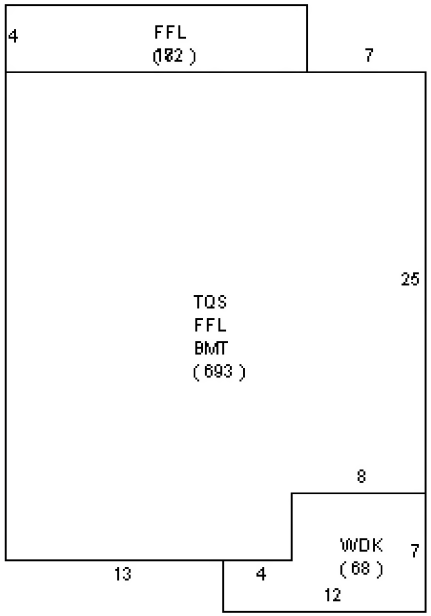
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	108.16
Final Total:	221300	Val/Su SzAd	172.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	765	173.730	132,902
BMT	Basement	693	52.120	36,118
TQS	3/4 Story	520	173.730	90,295
WDK	Deck	68	15.840	1,077

Net Sketched Area:	2,046		Total:		260,392
Size Ad	1284.75	Gross Are	2219	FinArea	1285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A3	ART STUDIO	D	Y	1	10X19	A	AV	2010		T	0	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc